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For Sale by Private Treaty



3 Herbert Place, Irishtown, Dublin 4

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For Sale by Private Treaty

3 Herbert Place, Irishtown, Dublin 4



Allen & Jacobs is delighted to present this light, bright and stylish, early Victorian, Dublin city pad in the heart of Irishtown. Having undergone major renovation and extension in recent years the property now comes to the market presented in excellent condition throughout with light filled well-proportioned accommodation spanning a generous c.76sqm/818sqft. No. 3 also boasts a very private and sunny north-west facing rear garden measuring approximately 4.2m with potential for more outdoor space above the kitchen extension.

Location really couldn't be better with a host of amenities within walking distance including Sandymount Strand, Grand Canal Square, Ringsend and Sandymount Villages with their selection of boutique bars, restaurants and shops. The Aviva Stadium adds to the vibrancy of the location. The IFSC, O2, Grand Canal Dart station, East link toll bridge, Ballsbridge and City centre are also just minutes away. There is an excellent selection of both primary and secondary schools within easy reach. Finally, the wonderful amenity of Ringsend Park with its excellent facilities is on your doorstep.

At A Glance

- Superb decorative order throughout
- GFHC
- Viessman combi boiler
- Wired for alarm
- Ethernet cabling
- TV points in sitting room & main bedroom
- Fitted for gas fire in living room
- Underfloor heating downstairs and DEVI mat in bathroom.
- Semi solid oak floors
- Belfast sink in kitchen

- Bosh integrated fridge & freezer
- Zanussi oven & Whirlpool hob
- Freestanding Bosh dishwasher & washing machine
- Grohe taps and bathroom fittings throughout
- Custom made double glazed sash window to front. UPVC windows to side & rear
- Decked rear yard
- Newly carpeted upstairs
- Early Victorian house
- Sunny north-west facing rear garden
- Within Walking Distance of the City Centre
- A selection of excellent schools within walking distance.



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
(Southside Office), 107 Fosters Avenue,
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Notes:

Negotiator

Andrew Allen MIPAV MMCEPI

Accommodation

Open plane living room/dining room/kitchen:
10.76m x 4.32m: Covered hole in the wall fireplace with supply fitted for gas fire. Fully fitted kitchen with extensive wall and floor units. Semi solid oak floors. Door to rear garden.

Landing

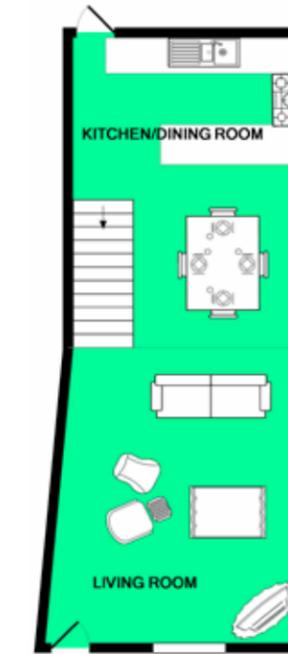
Bedroom 1: 4.32 m x 4.12m: With custom made double glazed sash windows.TV point.

Bedroom 2: 2.8m x 2.6m: With double glazed tilt and turn window.

Bathroom: 2.25m x 1.88m: Contemporary bathroom suite with wc, whb and shower:

Outside

A very private and sunny north-west facing rear garden, fully decked and measuring approximately 4.2m.



GROUND FLOOR



1ST FLOOR

For Identification Purposes Only/Not To Scale

